

**MINUTES OF KERSEY PARISH COUNCIL EXTRAORDINARY MEETING  
HELD ON MONDAY 21 AUGUST 2017  
IN KERSEY VILLAGE HALL AT 7.30 PM**

**PRESENT**

John Hume – Chair, Veronica Partridge, Yvonne Martin Andrew Rogers, Giles Hollingworth, 11 members of the public and the Clerk – Sarah Partridge

**105/17 APOLOGIES** – were received and accepted from Iqbal Alam.

**106/17 ACCEPT MEMBERS' DECLARATIONS OF INTEREST**

Yvonne Martin declared a Disclosable Pecuniary Interest in agenda item 5 for the planning application DC/17/03324 The Keep, Priory Hill because she is a neighbour.

**107/17 CONSIDER ANY DISPENSATION REQUESTS FOR PECUNIARY INTERESTS RECEIVED FROM COUNCILLORS** – None received.

**108/17 MINUTES OF THE PREVIOUS MEETING**

The minutes of the meeting held on 17 July 2017 were amended so that in the last paragraph of 102/17 the word argument was replaced with emotion. The minutes now read "... the overwhelming emotion from the meeting ...". The minutes were then signed and dated as being correct.

The Chair reminded all those present that should they wish to comment on any planning applications the comments made should be relevant material planning considerations and not matters of a personal nature.

**109/17 PLANNING**

a) Progress

**B/17/00455 and B/17/01147 Curtis Farm, Wickerstreet Green** – Listed Building Consent - Retention of replacement leadlight window on gable end of property and retention of the removal of a plasterboard ceiling to the first floor room of the south east wing. Babergh granted approval 28 July 2017.

**DC/17/03835 Kersey Farm, Hadleigh Road** Discharge Of Condition(S) Town And Country Planning Act 1990 For Application B/14/01636 Condition 8 (in part) Timber Framing. Notified by Babergh 4 August 2017. The Parish Council noted that this application is for Rushes Farm and not Kersey Farm as notified by Babergh. The Clerk will pass this comment to Babergh.

**B/16/00958/FHA Green Gables, The Green** – Non Material Amendment Town and Country Planning Act 1990 Change of proposed roof material to existing kitchen roof from clay peg tiles to natural slate. Change approved roof lights to be installed to existing kitchen roof from Velux GGL- CK04 to roof light company conservation roof light CR10. Approval granted by Babergh 17 August 2017.

b) Consider planning applications received

**DC/17/03514 Application for Trees and Hedgerows - Orchard House, The Street** - Notification of Works to Trees in Conservation Area - Fell Cherry, Ash and Sycamore trees in rear garden. The Chair commented that this application was received just after the previous Parish Council meeting. Due to the legal time frame Babergh must make decisions. The consultation period has now closed and Babergh has confirmed that the proposed works may now be carried out. None of the trees identified in the application were considered significant enough to warrant a tree preservation order. The tree officer had explained to the Clerk that when considering tree applications in a Conservation Area, the main consideration is whether the tree warrants a Tree Preservation Order because of its significance to the Conservation Area. If not considered significant then the request will be granted. A tree application is not the same or as significant as a planning application. There is no consideration of neighbour issues it is just the tree's importance to the Conservation Area.

**B/17/00477 Application for Outline Planning Permission - 8 Vale Lane** Outline Planning Application (all matters reserved) - Erection of bungalow. An amended site plan has been submitted for this application. It shows a revised redline outlining the site. The Parish Council had received a letter of objection from a neighbour. Councillors considered this amendment and agreed that this amendment did not change their original decision or any of the comments they had submitted objecting to this proposal. It was noted that there was still a concern that this new site plan may be inaccurate.

Councillors commented that they had difficulty identifying what the amendment was because on the Babergh website the original site plan had been removed and replaced with the amended one. The Clerk will include this comment to Babergh and suggest that amended documents should be added to the list of documents available on the website and original documents should not be removed so that one can follow any amendments made to applications.

*Yvonne Martin declared a Disclosable Pecuniary Interest and left the meeting.*

**DC/17/03324 Application For Planning Permission - The Keep, Priory Hill** - Householder Planning Application - Erection of First Floor Gable End Extension. There is an existing approved application for The Keep B/15/00039 which the Parish Council supported with the wish for conditions to ensure the property is toned down so that it would be more sympathetic and in keeping with the surrounding medieval village and Conservation Area. Councillors looked at the plans and documents for this new proposal. The Parish Council had received a letter of objection to this application from a neighbour raising concerns about the impact on the Conservation Area and adjacent listed buildings and the loss of sunlight, outlook and privacy to their neighbouring property. The Babergh Heritage Officer had responded to this application recommending amendments be made to the application to remove the pastiche elements of the proposal – jetty and exposed rafter feet. The officer also asked for a reduction of the ridge height of the proposed extension to lessen the impact on the character of the Conservation Area and setting of adjacent listed buildings. Without these amendments the Heritage Team would not support the application. The Chair invited comments from the public; there were none. Councillors discussed the application and the impact this development would have on the Conservation Area and nearby listed buildings. They considered the impact of the proposal on adjacent properties regarding their loss of sunlight and shadow. The Keep is already a large and dominant building in the village and Conservation Area. There was a concern that if the existing approved application and this new proposal were both built this would make the property even more dominant and would be detrimental to the Conservation Area. It would also create too much shadow and loss of sunlight to neighbouring properties. The Parish Council supported the Heritage Officer comments. The Parish Council is still keen that conditions are attached to any permission granted to ensure the property is toned down so that the property blends in with the surroundings and is more in keeping with the Conservation Area. After some discussion the Parish Council agreed to support this proposal subject to the following conditions:

1. The applicant can confirm that they will not be constructing the approved proposals in application B/15/00039. If the existing approved application and this new proposal were both constructed it would have a dominant and detrimental impact on the Conservation Area.
2. The Parish Council supports the Heritage Officer comments which should be taken into consideration.
3. The planning officer needs to take into consideration the comments regarding the loss of sunlight and privacy raised by a neighbour.
4. The Parish Council would like to see conditions attached to any permission which will ensure the property is toned down so that the property blends in with the surroundings and is more in keeping with the Conservation Area and adjacent listed buildings.

*Yvonne Martin re-joined the meeting.*

**DC/17/04080 Application For Listed Building Consent - Vale House, Vale Lane** - Listed Building Application - Internal first floor alterations. The Parish Council reviewed the documentation and after considering the proposals agreed to fully support the application.

### **110/17 TO CONFIRM CONCLUSION OF AUDIT FOR YEAR ENDING 31 MARCH 2017**

The external auditors BDO have written to confirm they have concluded their external audit of Kersey Parish Council for the year ending 31 March 2017. Their certificate was circulated for Councillors to read. The external audit report confirmed that no matters have come to their attention giving cause for concern. The conclusion of audit has been displayed on the noticeboard along with copies of the annual return showing governance and accounting statements, also the external audit report and certificate. This has all been published on the Kersey website.

### **111/17 TO DISCUSS THE PEDESTRIAN BRIDGE OVER THE SPLASH**

The Parish Council was concerned about the lack of maintenance of the pedestrian bridge over The Splash. In July 2017 the Parish Council contacted Suffolk County Council bridges team to ask them to inspect the bridge. It has now been inspected and the conclusion is that significant repairs/partial replacement is necessary. They have acknowledged the need to take into account heritage issues given the location of the bridge in the Conservation Area. The repair/replacement work will include rebuilding the masonry wing wall that has moved. The existing aesthetic will be maintained. It is hoped that the work will be scheduled for early in 2018. In the meantime the SCC inspector will monitor the bridge to ensure it is still safe for purpose. SCC has agreed to keep the Parish Council informed of plans and the progress of this project. Councillors discussed this project and it was commented that Kersey cannot manage without a pedestrian bridge.

### **112/17 TO DISCUSS THE WORSENING PROBLEM OF FLY TIPPING AROUND THE PARISH**

Some members of the parish raised concerns about the worsening problem of fly tipping and litter around the parish. A proposal was put forward that walkers could send out a notification to a group of local volunteers that there had been some fly tipping and then meet to clear it up and dispose of it appropriately, such as taking it to the dump. It was suggested this would be far quicker than notifying Babergh and then waiting several days for them to come and remove any rubbish dumped in the parish. Councillors discussed this idea and agreed it would be great if walkers tidied up general litter when out and about. However, for incidents of fly tipping this would not be a good idea due to concerns about the health and safety of volunteers removing unidentified and potentially dangerous or hazardous waste. It would also hide the size of the problem from the authorities. If any fly tipping is noticed this should be reported to Babergh. If Babergh had an electronic web based reporting system including a map this would help in efficient reporting and make it easier for their contractors to locate and remove any fly tipping. The Chair thanked those people who regularly collect litter from the roadside in an effort to help keep Kersey tidy. Fly tipping is a crime and if anyone is spotted dumping rubbish the advice is not to confront them but to take a note of the vehicle registration and other details and report this to the police and Babergh. Councillors discussed why fly tipping is becoming more of a problem and how it could be solved. Most rubbish can be taken to Hadleigh waste recycling centre for free. Even commercial rubbish is accepted for a charge. There are some items such as paint tins and plasterboard which are not accepted, which may be part of the problem. Fly tipping and littering is a societal problem but attitudes need to be changed somehow. It was agreed the Clerk will contact the local neighbourhood police and Babergh to seek their advice and support. A question was raised about whether other local parishes are also finding this a problem or whether Kersey is being targeted. It was also noted that Anglian Water had not installed cameras or a gate at their works site which is often targeted by fly tippers.

### **113/17 FORTHCOMING MEETINGS**

Police and Parish Forum 30 August 7.30pm at Pinewood. Giles Hollingworth is unable to attend. The Clerk will circulate the information to all Councillors to see if anyone else would like to attend.

### **114/17 ANY OTHER BUSINESS**

Babergh and Mid Suffolk District Councils are producing a new Joint Local Plan for the two

Districts. As part of the Joint Local Plan consultation the Parish Council has been invited to a briefing on Thursday 7 September at 6.30pm in Hadleigh Guildhall. John Hume and Yvonne Martin will attend.

**104/17 PARISH TIME**

Concern was raised about rats in and around a vacant property and the overgrown hedge. The Clerk will contact the landlord.

It was asked if the area of ground between the Church lych gate, bench and down beside the footpath to the village could be tidied up. The view from the bench is obscured by thistles, brambles and vegetation. The Clerk will contact the landowner.

There being no further business the meeting closed at 8.58 pm.

There are no sheets appended to these minutes.